

Lamont-Bysiewicz Transition
HOUSING POLICY COMMITTEE ADDENDUM

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Lamont-Bysiewicz Housing Policy Committee

Shovel Ready Subgroup

	Policy Recommendation
1	Form a Housing Cabinet, comprised of expert practitioners across the housing, financial and service sectors (P3) in order to: a) streamline and coordinate regulations across agencies re development (DEEP, DPH, DOT, CHFA, DECD and DOH), (b) provide staff training in project management and technical skills, (c) facilitate a more effective and quick bond-commission submission process and (d) meet regularly to coordinate project progress for those projects receiving / applying for funding from multiple agencies to maximize efficiency, move projects through the pipeline more quickly

2	Establish a flexible pool of funds for developers and municipalities/towns to cover the costs of infrastructure or other project needs, including housing subsidies (capital or operating) for mixed-income developments. Provide priority status for such municipalities/towns on state grant funds including STEAP, Urban Act and TOD Grant Funds.
3	Increase the potential for mixed-income development by subsidizing affordable units in existing market rate projects.

1	2
Prioritize/Timeframe	First 100 Days
First 100 days	1) Establish Housing Cabinet; 2) Close and fund projects that are already approved: Undertake assessment, environmental scan of project pipeline to determine how projects can be moved forward, what assistance may need to be provided (including training state agency staff, then address issues, close deals; 3) Fund and oversee an assessment of existing housing stock, housing needs, opportunities, and strategic housing plan development.

<p>First year of administration.</p>	
<p>First year of administration.</p>	<p>Announce mixed-income projects as a priority for all agencies involved in housing finance.</p>

Reporting Template	
3	4
Legislative/Executive/Fiscal	Challenges/Solutions
Legislative/Executive	<p>While this cabinet might require more up-front investment by agencies, we believe that streamlining key financing entry points, will allow agencies and applicants to save time and money. Additionally, revising the timing of DOH submission to bond commission, by authorizing a larger, flexible allocation of funds rather than project by project, will move projects to fruition significantly faster.</p>

<p>Executive, Legislative/Appropriations</p>	<p>Seeking additional funds will be a challenge, however an investment of \$20 million could be enough to jumpstart multiple projects, leverage many more millions in private investment, and help towns and developers overcome major cost hurdles to creating denser, multifamily housing that workers, elderly and young families need.</p>
<p>Executive -- explore existing sources of funds, barriers to access / Legislative appropriations</p>	<p>Solutions include (a) maximizing and streamlining “Just-in-time” funding to inject dollars for capital or operating subsidies, that are investment-focused (depending on what developers need to make it work), (b) fund PILOT for new tax incentive to abate taxes on 20% affordable units in market projects, and (c) create more financing tools through CHFA and DOH to incentivize projects targeting 10-40% affordable units in an otherwise market-rate project.</p>

5
Jobs Impact/Economic Growth
Providing a streamlined process for projects seeking funds from multiple agencies would allow for reduced staff time and expense on the part of state agencies and would save significant funds on the part of developers who could start and finish their projects more quickly, create construction jobs, and provide housing for workers and others more quickly. Further, new housing production produces jobs at the rate of 1.2 jobs per dwelling unit.

The key to building mixed-income housing in areas that need it but have traditionally been harder to develop (those without appropriate septic or infrastructure, for example) could be resolved with a small pool of flexible funds to incentivize both developers and towns. Multifamily housing in these key locations could boost economic growth and allow for new and existing business expansion.

Mixed-income, mixed use projects, particularly those that are majority-market, are often easier to site and build in cities and towns and thus have the potential to actually generate more affordable units than projects that are majority affordable. These developments more easily attract business and retail tenants, creating more jobs. This tactic also reduces the potential to concentrate poverty and provides access to social capital for residents. Exceptions should be made for preserving existing affordable stock and permanent supportive housing.

6	7
Potential Cost Savings	Proven Examples
There is no upfront cost to establish and convene a housing taskforce. Significant state funds could be saved by streamlining funding application processes and timelines and pooling staffing resources between agencies on shared applicants/projects.	

<p>By providing incentives to private, market-rate developers to include affordable units, the State saves all of the pre-development and project costs and can simply focus on the affordable unit costs -- making the production of affordable units faster, less expensive and more attractive in many municipalities.</p>	
<p>Building new units of affordable housing can cost anywhere between \$200K and \$400K per unit. Leveraging private market-rate development and "injecting" affordability into 10-30% of units in an otherwise private market-rate development costs a fraction of that. Simply providing the developer with a subsidy to cover the difference in rent for a set timeline can save millions versus developing an "affordable housing project".</p>	<p>Teachers Village, 370 Asylum St. Hartford, CT (70% market, 30% affordable)</p>

8
Other Considerations
<p>A working group of key P3 personnel by multiple state agencies would help move projects more quickly to conclusion. Could provide opportunity for cross-training project staff at the various agencies to better understand how the various concerns and programs/financing streams fit together in projects for greater efficiency. Intergrate customer service performance objectives. Evaluate how outside agency requirements fit into the development process.</p>

Just-In-Time funds might be paired with this type of flexible pool to provide affordable housing subsidies where a project is otherwise market rate. More clarity and consistency/reliability around how to access Just-In-Time funds with certainty and speed, is critical in order for municipalities/towns and developers to be able to count on them.

By increasing the options for mixed-income developments, the administration will establish and execute housing policy that aligns with communities' needs.

Lamont-Bysiewicz Housing Policy Committee

Increase Resources Subgroup

	Policy Recommendation
1	<p>Maintain/Expand resources for multi family and single family development, and expand access to homeownership opportunities.</p> <ol style="list-style-type: none">1. Adopt recommendations from current administration budget for Housing Trust Fund (\$40 million) and FLEX Fund (\$165 million).2. Ensure access to homeownership opportunities through down payment assistance, counseling and homebuyer education.3. Maintain CT's Foreclosure Mediation Program, improve efficiency.4. Significantly increase the percentage of state bonding allocated to housing from 10%
2	<p>Promote mixed income/mixed use development through innovative financing tools.</p> <ol style="list-style-type: none">1. Create flexible, easy to access funding pool for developers and municipalities/towns to cover acquisition, infrastructure, and other project specific costs for projects that have an affordable housing component.2. Reward municipalities/towns that permit/promote affordable housing with priority for STEAP, Urban Act and DOT grant funding.3. Promote use of publicly owned property for transit oriented development (TOD) in partnership with DOT.

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1	2		
Prioritize/Timeframe	First 100 Days		
Budget Priority	X		
Prioritize affordable housing as economic development, key to CT's Economic growth and stability in first 100 days.	X		

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3	4
Legislative/Executive/Fiscal	Challenges/Solutions
<p>Appropriations (Administrative Priority)</p>	<p>Reduce development delays through Housing Cabinet executive-level position by: (1) Cutting jurisdictional red tape and flushing out interagency conflicts (2) Leveraging private sector expertise through public/private partnerships for financing and program execution (3) Delegating program administration to private sector or nonprofits.</p>
<p>Leg action req'd for flexible pool. Exec action req'd for priority for other grants.</p>	<p>Creation of flex fund could be challenging given current fiscal constraint. Build capacity to leverage private funding to unlock millions necessary for CT's economic vitality.</p>

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Reporting Template

5	6
Jobs Impact/Economic Growth	Potential Cost Savings
<p>Housing is economic development. Construction jobs bring Initial boost. Homeownership boosts entire residential real estate industry: realtors, attorneys, banks, title and homeowners' insurance industries. An adequate supply of affordable housing will attract and retain businesses and employees.</p>	<p>Delegation of program execution and management to private and nonprofit sectors reduces administrative burden on state agencies. An adequate supply of affordable housing will help to reduce homelessness and reliance on entitlements for low-income residents, providing CT significant cost savings.</p>
<p>Use of state-owned property, especially with DOT collaboration for TOD, unlocks untapped revenue generator for the state and for municipalities / towns. This untapped, existing resource will be critical to restoring economic vitality and the overall health of CT.</p>	<p>Relatively small investment by state in contribution of state-owned property can leverage millions in private financing for development projects.</p>

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7	8
Proven Examples	Other Considerations
<p>Fund an Acquisition Fund such as New York's which will offer flexible bridge loans for vacant sites or occupied buildings, predevelopment and moderate rehabilitation to developers committed to the creation of new or preservation of existing affordable housing. Just-in Time funds are another example of a flexible pool used to subsidize affordable units in otherwise market-rate projects. Expand this pool to include other types of incentives and provide clarity on how to access the fund efficiently.</p>	
<p>NY Acquisition Fund, New Jersey Transit Villages</p>	

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	Lamont-Bysiewicz Housing Policy Committee
	Equip and Empower Towns Subgroup
	Policy Recommendation
1	Incentivize developers and towns to create higher-density zoning and mixed-income housing with both modest market-rate and income-restricted units at various income levels. Seek linkages (and incentives) between other small-town goals such as farmland and natural resource preservation. Provide technical assistance to facilitate development. Tie receiving State funds (or getting extra funds) for natural resource/open space preservation to towns demonstrating that they are working diligently to meet their affordable housing obligations.

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|---|---|
| 1 | Incentivize developers and towns to create higher-density zoning and mixed-income housing with both modest market-rate and income-restricted units at various income levels. Seek linkages (and incentives) between other small-town goals such as farmland and natural resource preservation. Provide technical assistance to facilitate development. Tie receiving State funds (or getting extra funds) for natural resource/open space preservation to towns demonstrating that they are working diligently to meet their affordable housing obligations. |
|---|---|

2	<p>Create a statewide housing data system to inform a Comprehensive Housing Strategy for the entire State (169 towns) which is sensitive to regional needs, intentionally monitors and addresses housing cost burden, focuses on TOD, and tracks municipality compliance with CT statutes. Require DOH to affirmatively oversee creation of municipal affordable housing plans required in 2017 8-30g legislation, mandating towns to update their plans—like a POCD—with funds withheld for non-compliance.</p>
3	<p>P & Z coordination and streamlining: (1) Provide coordinated Technical Assistance and education for town planning and zoning to streamline and, where possible, make P&Z processes uniform. (2) Consider statute modification to prevent frivolous claims meant to block local approval of affordable housing proposals and enhance state role in inequitably distributing affordable housing creation. (3) DOH to enforce requirement that towns create affordable housing plans.</p>

4	<p>Preserve 8-30g and commit to veto any bill that weakens or damages it. Identify successes and suggestions for best practices for future modifications and supplemental “tool box” solutions.</p> <p>Organize ideas to strengthen 8-30g to work better for towns, developers, and residents particularly in rural and suburban towns including using Master Plan type approaches in a “friendly” toolbox to streamline the process for all concerned.</p>

1	2
Prioritize/Timeframe	First 100 Days
Highest priority. towns and developers must be incentivized and towns must receive technical assistance.	Intention should be announced in first 100 days. Incentives to towns and developers and technical assistance to towns should be provided in first year.

High priority	Intention should be announced in first 100 days. Housing Strategy completed in first year.
Longer term priority	Begin in first year

Very high priority	Veto commitment in first 100 days

3
Legislative/Executive/Fiscal

New incentive funds could be bond financing, not cash expenditures, but would need legislative approval.

Executive enforcement. No legislation necessary.

Fund a new Technical Assistance Office to provide planning help, housing market information and education for town residents and officials about housing creation's benefits and real impacts. It could also provide Opportunity Zone technical assistance. This would be a modest expenditure: 4 or 5 new planners shared by the 13 COGs.

Legislation to speed review process, Siting Council-like body would need legislation and would be vigorously opposed without an intensive education and outreach effort. It may be instructive to see how the CT Siting Council which was established in the 1970s overcame this .

Executive action for veto commitment. Legislation for any future changes.

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Reporting Template
4
Challenges/Solutions
<p>1) Creating a Housing for Economic Growth Fund (HEGF) with capital grants for towns 2) Creating a Developers Incentive Fund to provide infrastructure capital to developers for adaptive re-use of existing structures and new construction. 3) Creating a capital fund to help non-profits purchase a portion of market-rate units at prices below their typical construction costs and then income/deed-restrict and manage them. 4) Giving municipalities that qualify for HEGF grants higher priority for existing state grants (STEAP, Urban Act, TOD, Open Space, etc.). Understand that there is an issue of scale—in many small towns the creation of 4-10 units is a big achievement. Small towns generally don't benefit from 8-30g projects and have a whole set of scaled challenges distinct from large towns and cities. A one size fits all approach will not work. 5) Dedicate a portion of the real estate conveyance tax to affordable housing needs.</p>

CT must develop a Comprehensive Housing Strategy for the entire state, sensitive to regional needs, that is informed by collection and analysis of data about current and present housing needs and opportunities (incomes, housing burden, current housing options, employment and demographic trends, etc.). Continued independent development by multiple agencies wastes opportunities to streamline, focus and amplify the state's limited resources on cross sector solutions.

New planners to assist towns will cost money, however, these planners might be able to help work with towns one-on-one to streamline their review process for all types of projects. Possibly seed demonstration projects at different areas of the State—strategically planned to encompass a range of community types, nothing encourages towns more than to see something that works in their neighboring towns. Towns will likely balk at suggested changes to local review process. Continue to fund “Housing Connections” effort for local AH creation

Preserve 8-30g at all costs and threaten to veto any efforts to weaken or damage it. In future years, if possible, consider ideas to strengthen it to work better for towns, developers and residents of the units it produces. This could also include development of “friendly 8-30g” toolbox, using a municipal Master Plan approach that would ease developer work and legal costs for towns and developers by obviating the need for certain hearings, permits and studies.

Jobs Impact/Economic Growth

There is a substantial direct effect from housing creation in terms of jobs and sales/income/property tax revenue. In small towns it means that many moribund village centers can be revitalized by young entrepreneurs if there is affordable and habitable housing. Also need to examine creating live/work spaces in small villages. Zoning impedes this.

Strategy for creating needed housing will attract new workers, business/ jobs.

Coordination, streamlining, and housing plans will make it easier to create the wider array of housing choices needed to keep / attract businesses, workers and retain population.

In addition to meeting the growing need for affordable and workforce housing, the 70-90% market-rate housing units created as part of any inclusionary housing production is also vital to creating jobs, economic development, and diverse housing opportunities.

6
Potential Cost Savings
<p>Housing in denser, smart-growth locations near transit will create more opportunities for jobs and training, spark transit use, reduce air pollution and congestion, etc. Together, that will lead to savings on Medicaid, food subsidies, fare box subsidies, highway maintenance, healthcare and other areas. In small towns there is rarely an opportunity for transit oriented development. However, there is an opportunity to re-vitalize village centers where everything is reached by walking. This will recreate neighborhoods through infill develop and adaptive reuse of buildings.</p>

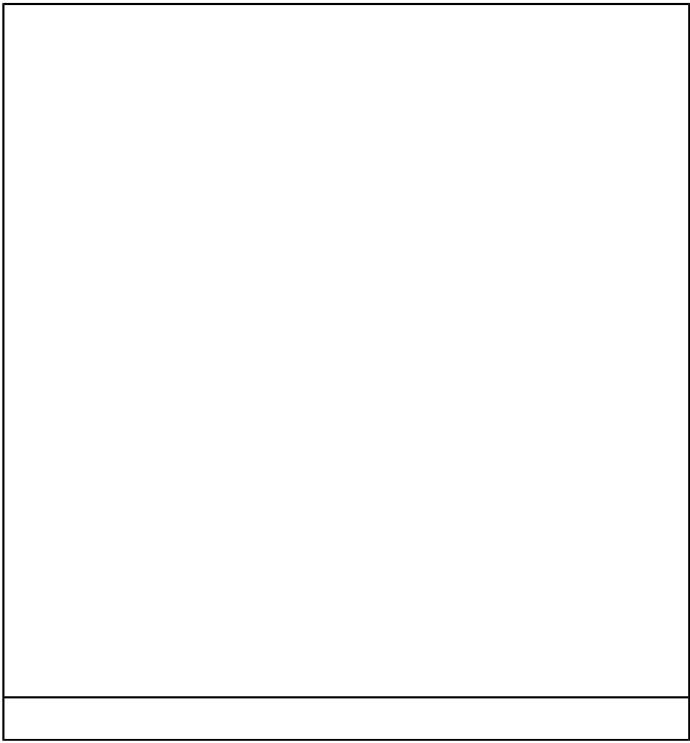
CT will realize cost efficiencies through multi-agency strategic collaboration on housing and infrastructure development that is informed by data and accounts for needs and opportunities.

A streamlined P and Z process for developers would lower the cost of housing creation, which will, in turn, lower state subsidies needed bring projects online.

Ensuring affordable housing creation through 8-30g will keep thousands of residents from falling into homelessness or otherwise needing state support, and can help hundreds to exit homelessness and achieve self-sufficiency.

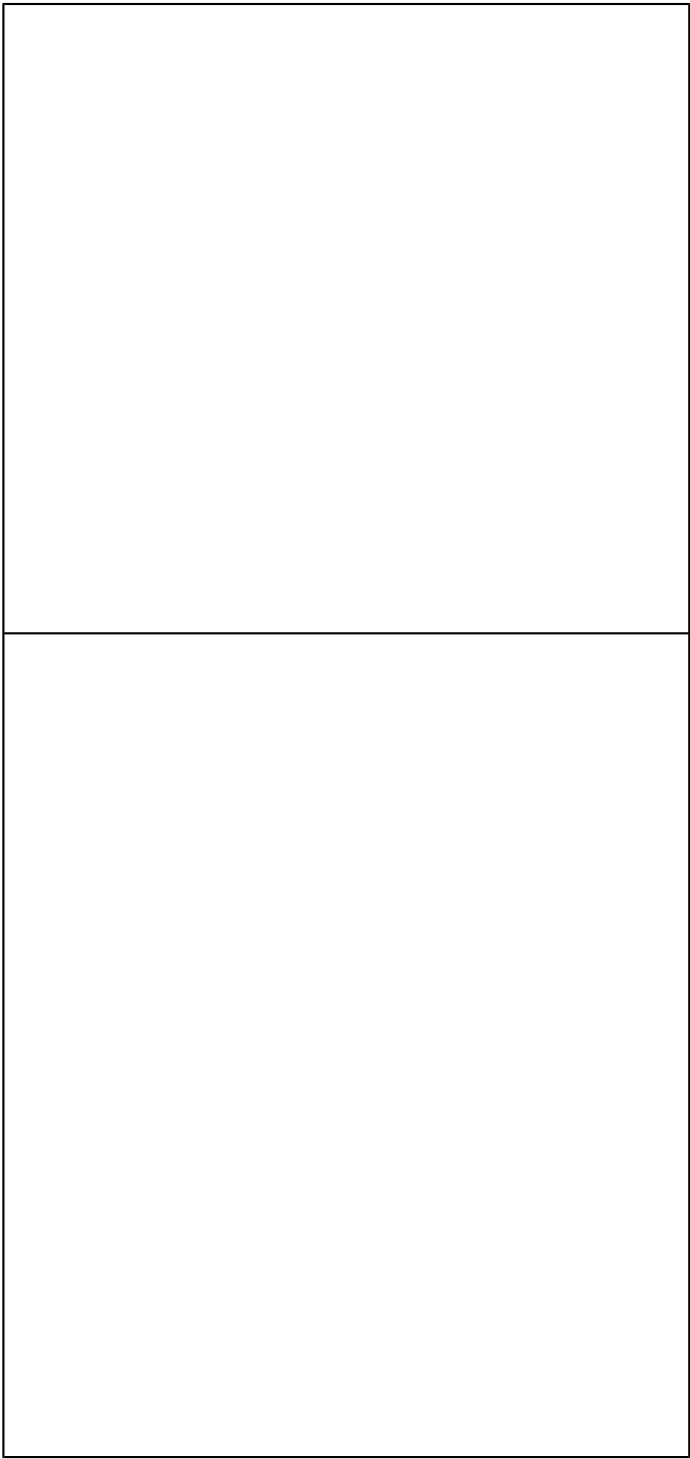
7
Proven Examples
<p>In New Canaan and Fairfield every construction permit carries an additional percentage fee which is placed into a housing fund.</p>

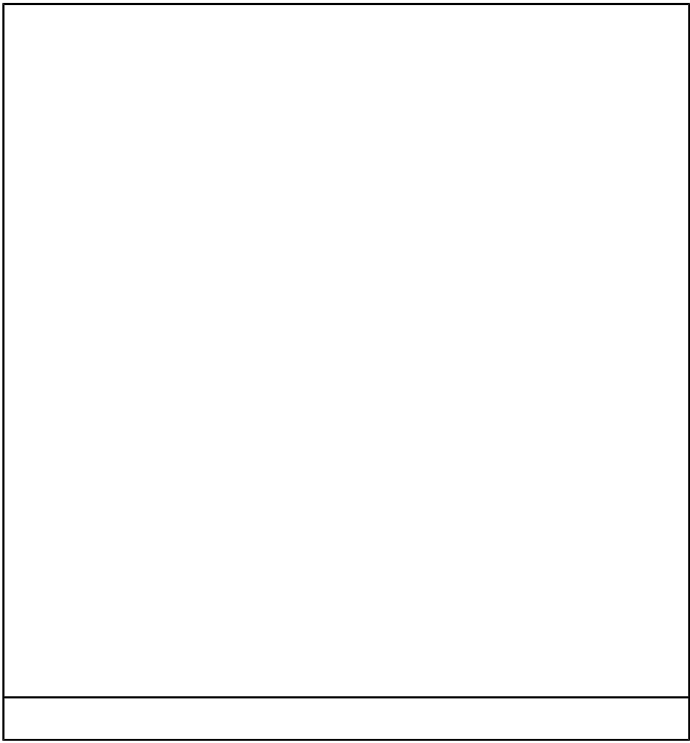
Massachusetts has provided incentives to towns and technical assistance under Governors Patrick and Baker. The Pace University Land-Use Law center in White Plains has a Leadership Alliance program that trains selected municipal leaders in land-use and housing. This is similar to work done by Partnership for Strong Communities and LISC/CT Housing Coalition through "Housing Connections."



Other Considerations

Connecticut's housing crisis is stunting economic growth and individual opportunity. With the 6th highest median monthly housing costs in the nation, Connecticut's lack of supply for many income levels has kept new residents from moving to the state, forced older residents to move out, deterred spending on consumer goods and services (sales tax revenue) and put thousands of households at risk of homelessness or unable to emerge from homelessness. Private developers must be incentivized as they produce a much higher percentage of housing than the state and present a realistic opportunity for CT to meet its affordable/workforce housing needs.





	Lamont-Bysiewicz Housing Policy Committee
	Homelessness Subgroup
	Policy Recommendation
1	Set a gubernatorial commitment to end family and youth homelessness by the end of 2020, finish the job of ending chronic homelessness, and to end all homelessness by the end of the first term.
2	Ensure the key housing and homelessness resources necessary to achieve the state's goals for ending homelessness, including but not limited to: restoring supportive housing services to an adequate level; preserving rental subsidies and the homeless system's Coordinated Access Networks; expanding outreach, prevention, rapid rehousing, and deeply affordable housing; protecting the state's homeless youth program; and maintaining the investments in affordable housing development.

3	<p>Create a state interagency council on homelessness comprised of membership from the Commissioners and department heads of the Department of Housing; the Connecticut Housing Finance Authority; Department of Mental Health and Addiction Services; Department of Social Services and the Medicaid Director; the Department of Children and Families; Department of Corrections; Court Support Services Division; Department of Labor; Department of Veteran Affairs; Department of Education and the Office of Early Childhood; and other agencies. The charge of the interagency council would be to oversee the execution of the statewide strategic plan to prevent and end homelessness. The council will engage and coordinate with the existing statewide public-private structure for ending homelessness, meet on a quarterly basis to review progress, identify and eliminate interagency barriers, and improve coordination of services and housing. The council will report to the governor and to the General Assembly on an annual basis on its progress in achieving the governor's goals of ending homelessness.</p>
4	<p>Cover wrap-around services for supportive housing under the state's Medicaid program, particularly for high-need, high-cost beneficiaries experiencing or at-risk of homelessness</p>

5	Establish a policy to give highest priority to individuals and families experiencing homelessness identified by the Coordinated Access Networks for state Rental Assistance Program vouchers, and encourage/incentivize housing authorities across Connecticut to adopt a homelessness preference.
6	Direct state agencies to direct allowable federal and mainstream human services funding (TANF, Title IV-E/Promoting Safe and Stable Families, Families First Act, Community Services Block Grants, etc.) towards short-term rental assistance and housing navigation and supports (i.e. rapid rehousing) and employment services for eligible families experiencing or at-risk of homelessness
7	Prioritize the identification of homeless students in CT schools pursuant to federal and state laws by ensuring districts are fully educated and trained about the rights of homeless students, obligations of schools districts, and are funded to serve these students

1
Prioritize/Timeframe
<p>This is top priority. The goal of ending homelessness is both measurable and achievable in this timeframe, but will likely not occur without Governor Lamont's leadership. A public commitment by the Governor to end homelessness in this timeframe will create the urgency and mobilize action across state agencies and among private and non-profit partners to bring an end to homelessness.</p>
<p>This is high priority and should be announced as part of the governor's public commitment to the goals of ending homelessness and included in the Governor's proposed budget.</p>

This is high priority and should be announced as part of the governor's public commitment to the goals of ending homelessness. The council could be created by an executive order creating this council, outlining its purpose and membership, meeting frequency, and mandates.

The creation of this benefit would require Connecticut's Department of Social Services to submit a 1915i State Plan Amendment requesting coverage of tenancy supports and case management services for this population.

This is high priority as rental assistance is the most important tool for helping individuals and families exit homelessness.

This is high priority as rapid rehousing has been shown to be an effective tool in reducing and preventing homelessness among individuals and families with lower to moderate needs. Targeting employment supports to families experiencing homelessness should be a key focus of TANF.

2
First 100 Days
Yes, this commitment should be issued in the first 100 days, and should be made as part of the State of the State Address.
Yes, these resources can be prioritized in the first 100 days.

Yes, the executive order creating this council should be issued in the first 100 days.

Yes, the Governor's proposed budget would need to appropriate the state share of the Medicaid services as well as costs for any needed rental assistance vouchers (RAPS) upfront. These costs would be fully offset through savings in the Medicaid program achieved through improved coordination of care for this vulnerable population.

This action should be part of the set of strategic actions adopted by the interagency council within the first six months of its establishment.

This action should be part of the set of strategic actions adopted by the interagency council within the first six months of its establishment.

No.

3
Legislative/Executive/Fiscal
<p>This public statement of commitment can be made through executive action, but could also help support any budget and legislative requests made by the administration to the General Assembly. There would be fiscal/budgetary needs that would be informed by a careful analysis of resource gaps, taking into account how all available and existing resources are being fully utilized.</p>
<p>Restore DMHAS supportive housing services to fiscal year 2017 level (\$24.2 million); preserve the DOH housing and homeless line item (\$77,748,308); include Coordinated Access Network's infrastructure and 211 resources in the DOH housing and homeless line item (\$1.55 million); expand Rapid Rehousing (add \$2 million); protect Homeless Youth Program (\$2.3 million); adopt the current Administration's recommendation to fund the Affordable Housing Trust Fund and Flex Funds at \$40 million and \$165 million in bond funds respectively).</p>

This would be created through an executive order. No legislative action is needed. The only fiscal requirements would be whether dedicated staff would be assigned to the council or whether it would be directly chaired by the governor's staff (e.g. OPM).

Executive action needed to submit the state plan amendment. Both executive and legislative action needed to appropriate the state share of the Medicaid services.

This can be achieved through executive action and will not require legislative action.

Many of the actions regarding agency direction and state plans can be achieved through executive action. Changes to appropriations will require legislative action.

Legislative action to further align CT statutes with federal McKinney-Vento laws.

Reporting Template
4
Challenges/Solutions
<p>There is tremendous support from both state agencies, advocates, non-profits, and federal and national partners to the goal of ending homelessness and Connecticut is already looked to as a state leader in efforts to end homelessness. The major challenge is fiscal. While Connecticut has made significant progress in ending homelessness without significant new resources (and even cuts to funding), achieving an end to homelessness will likely require at least some new resource investments. However, the case for these investments is strong given the progress that has been achieved without new resources and the use of data to inform specific and reasonable budget requests.</p>
<p>These critical resources have been identified and agreed upon by the statewide campaign to end homelessness, which includes the major local, state and federal partners (over 200 participants across 120 organizations). The resources have been largely protected on a bipartisan basis over the past seven years. Additionally, CT agencies and the federal department of Housing and Urban Development should look to add flexibility by decoupling housing services from housing subsidies . Prioritizing the creation of Deeply Affordable Housing is critical to addressing the needs of CT's very low-income residents, and preventing them from cycling in and out of homelessness - innovative financing mechanisms must be developed and deployed to create more Deeply Affordable Housing.</p>

This interagency council would create the structure the cross system government leadership and oversight needed to achieve the governor's goals of ending homelessness. One potential challenge is possible confusion with Reaching Home, a statewide policy and advocacy campaign and plan to end homelessness. Reaching Home is the statewide structure for ending homelessness that encompasses both private and public partners. This plan would build upon the existing plan and highlight the state government actions and roles for ending homelessness and should not be viewed as supplanting the Reaching Home campaign.

A Medicaid benefit covering wrap-around services that support housing stability would help to expand the number of supportive housing units (leveraging federal matching funds) targeted at the most vulnerable people experiencing homelessness.

Housing authorities administer one of the most important tools for ending homelessness but Housing Choice Vouchers do not currently prioritize people experiencing homelessness. The main challenge is convincing housing authorities who are not under the authority of the governor to adopt this policy. The governor can use his influence, convening power, and consider other incentives to encourage more housing authorities to adopt this policy.

Federal approval may be needed in some instances to enable the use of funds for this purpose, but federal guidance has clarified that these programs can be used to fund rapid rehousing. This action may also invite some resistance from organizations that are using these funds for other purposes. They should be asked to defend whether their current uses are resulting in desired outcomes.

CT needs to ensure that its practice and statutes are in line federal law and students are realizing the protections afforded them. Without these protections, students often drop out of school and/or are forced to change schools multiple times during a school year, causing educational gaps and delays. Encouraging an atmosphere friendly to students experiencing homelessness to increase school retention and achievement and to encourage students to talk with their school about their homeless status. CT can improve practice through increased knowledge of the law for school districts, students and families.

Ending homelessness has positive impacts on businesses and therefore indirectly impacts economic growth. Having fewer people experiencing homelessness in Connecticut's cities contributes to the revitalization of business districts. The development of supportive housing and the downsizing of homeless shelters can also contribute to rising property values. Reducing homelessness among children will also result in long-term reduced demand for future state-funded services, as research has indicated that reducing the childhood trauma of homelessness can improve future economic success, reduce the risk of adulthood substance use disorders, and reduce future involvement in the criminal justice system.

This is an opportunity to maximize federal revenue and expand the delivery of a cost effective intervention.

Increasing housing stability among individuals and families is the first step to having them reenter the workforce or engage in more consistent employment.

Increasing housing stability among individuals and families is the first step to having them reenter the workforce or engage in more consistent employment.

Educating children and youth is critical to economic stability in our state. A 2013 CT Study found that 32% of students experiencing homelessness had dropped out of school. Engaging schools in ending this trend is critical.

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6

Potential Cost Savings

Research has shown that ending homelessness results in cost offsets to public resources (health care, criminal justice, emergency services) and therefore can result in lower burden on municipal services. Supportive housing for people with complex health needs can result in reductions in state and federal Medicaid expenditures.

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A small but significant subset of Connecticut's Medicaid beneficiaries are people with serious mental illness (SMI), multiple chronic health conditions who also experience homelessness who utilize a large amount of Medicaid services with poor outcomes. National research demonstrates that supportive housing is a cost-effective intervention to improve health outcomes among individuals with complex chronic health disorders while lowering Medicaid costs among homeless high-cost beneficiaries. Research and evidence related to supportive housing's impact of Medicaid utilization document the potential impact of supportive housing on Medicaid utilization for populations similar to the one identified through the CT data match process ranging from 24% up to 67%.

Addressing the homelessness of individuals and families has been proven to decrease their use of costly public services and will generate cost offsets to state-funded services.

Addressing the homelessness of individuals and families has been proven to decrease their use of costly public services and will generate cost offsets to state-funded services.

7
Proven Examples
<p>Numerous governors have made public commitments to ending homelessness including Connecticut's Governor Malloy, Hawaii Governor Ige, California Governor Brown, and Oregon Governor Brown. Gubernatorial leadership on ending homelessness has proven critical in mobilizing state-level action, community-wide efforts, and legislative action to achieve this goal.</p>
<p>Connecticut has been a national leader in identifying, housing, and providing supports for high-need, high-cost people experiencing homelessness.</p> <p>Coordinated Access Networks (CANs) coordinate entry to services, identify gaps, problem-solve, and improve efficiency in the homeless services system.</p> <p>211 is the single point of entry into the homeless system. By coordinating and targeting housing resources, communities can prioritize those with the highest need to achieve our state goal of ending chronic homelessness and leverage all resources to maximal effect in our efforts to end all forms of homelessness in Connecticut.</p>

Several states have created state interagency council on homelessness including Minnesota, Wisconsin, New Jersey, Massachusetts, and more that are largely modeled after the U.S. Interagency Council on Homelessness.

A study of 1811 Eastlake apartments in Seattle (n=75) found a cost reduction of 41% along with 30% reduction in alcohol use among chronic alcohol users in supportive housing (Larimer et. al., 2009).

The NYNY III Supportive Housing Evaluation found a 44% reduction for people who were homeless and had a substance use disorder (SUD) who were placed in supportive housing.

A Massachusetts pilot saw a 67% reduction in costs (N=96).

In CT, the Social Innovation Fund Pilot saw a 24% reduction in Medicaid costs for those in the treatment group.

Many communities and states have created homelessness preferences in their rental assistance programs. States like Louisiana and Georgia and communities like Houston and Los Angeles have established statewide homelessness preferences that have enabled them to make progress in ending homelessness. The City of Hartford, in cooperation with the Greater Hartford Coordinated Access Network also prioritized all of its housing choice vouchers for individuals and families experiencing homelessness in 2016. This prioritization included individuals exiting permanent supportive housing and allowed for the ability of Journey Home to help house individuals much more quickly
(<https://journeyhomect.org/projects/city-of->

States like California and others have directed portions of their TANF funds towards rapid rehousing. See:
<http://www.cdss.ca.gov/inforesources/CDSS-Programs/Housing-Programs/CalWORKs-Housing-Support-Program>

Meriden Public Schools has prioritized identification of homeless students by utilizing a School Engagement Packet (http://cceh.org/wp-content/uploads/2016/12/School-Engagement-Packet-2016_CCEH-mh-1.pdf), including lesson plans, to help students understand their rights and create a friendly atmosphere for students experiencing homelessness. This is an important beginning. Added to legislative changes and prioritization at the highest levels, we can begin to improve homeless students' success in school.

Connecticut has an interagency council on supportive housing comprised of agency staff that has proven effective in aligning the resources to create supportive housing. This interagency council would be headed by agency heads and would focus on a broader set of actions related to ending homelessness.

Based on CT's recent data match between Medicaid and the homeless system, the state can create a system to potentially end homelessness for those with serious mental illness in the state (SMI)— while still breaking even (including housing and services).

Lamont-Bysiewicz Housing Policy Committee

Protect Physical & Financial Security Subgro

	Policy Recommendation	
		<i>1</i>
		Timefram
1	Continue to fund the preservation of existing affordable housing stock: (1) both public and private, at various levels of AMI, and (2) smaller proprerties (1-20 units) that serve the needs of over 72% of CT's low to moderate-income residents.	High
2	Incorporate Fair Housing goals and objectives into the state and municipal planning and decision-making processes. Update the state Plan of Conservation and Development, and require Fair Housing considerations in all municipal housing plans	High

3	Create a robust Housing Navigator program, within the Coordinated Access Networks, to prevent homelessness. Program should: address fair housing, housing quality and fair market rents; be targeted to all vulnerable populations including the elderly to enable aging-in-place; be linked to behavioral healthcare and service providers; when appropriate, leverage the use of state funding to secure affordability deed restrictions	High
4	Continue and expand the Medicare Savings Part B program to include housing costs	High
5	Prioritize the Connecticut Green and Healthy Homes Project, supporting quality, stable and affordable housing as a platform for health, to achieve cost savings across multiple sectors, including healthcare and energy costs, and to better serve CT residents.	High

6	Create urban homesteading program as a housing revitalization program in cities (perhaps leveraging the New Opportunity Zone program) with lower tax rates for properties with affordability deed restrictions or LMI-qualified households	Long term goal
7	Modify state law to enable land use variances for ADA / disabilities / aging-in-place as basis for a locally-determined hardship /Exempt single accessory dwelling	Long term goal

oup

2	3
First 100 Days	Legislative/Executive
X	Administration Alone Fund with CDBG unallocated \$; Align other programs
X	Legislative Approval

X	Administration Alone, Fund with CDBG unallocated \$
X	Administration Alone
X	Administration Alone, Provide resources to develop business case

	Legislative Approval
	Legislative Approval

Reporting Template	
4	5
Challenges/Solutions	Jobs Impact/Economic
Growing shortage of affordable housing; Funding is limiting new affordable units; smaller projects typically are not eligible for tax credits or other more complex funding sources; CDBG funds should continue to prioritize the preservation of existing housing units.	1.2 jobs per unit (2011)
Barriers remain that prevent fair housing. Fair and equitable housing considerations should be incorporated into state and local housing policies.	

<p>There is a staggering amount of paperwork, appointments, box-checking, and hoops preventing access to stable housing. Housing navigators breakdown the complex process to enable people to remain in their homes (prevent homelessness) or to find quality affordable housing (helping to eliminate homelessness). There is no one-size-fits all solution, therefore a navigator program can tailor a strategy to residents' specific situations, increasing efficacy and outcomes.</p>	<p>The cost of homelessness i</p>
<p>CT's elderly population is growing and costs of care rising. Several states are transitioning from institutional care to community-based services (e.g., home health care, assisted living, adult daycare). This approach is an accepted way to lower costs to state Medicaid budgets, increase quality of care, and meet older adults' preference to age-in-place.</p>	<p>Additional home health car</p>
<p>Residents in low-income communities experience poorer health outcomes related to housing quality, specifically asthma, household injury and lead exposure. The state bears the cost burden of these health outcomes – in healthcare dollars, special education spending, costs of crime, and lost earning potential, and the costs of higher energy burdens on households, businesses and the public sector. These households are often unable to afford or access measures to reduce energy costs, especially when there are costly health hazards in their homes that need to be remediated first.</p>	<p>A more systematic integration of housing, health and energy programs can increase government efficiencies, offer opportunities for cross-training and clean energy job creation and may contribute to the growth of housing and energy-sector jobs at the community level.</p>

<u>Aging-in-place has been recognized as a low-cost and high</u>	Undetermined

6	7	8
Potential Cost Savings	Proven Examples	Other Considerations
Easier, and less expensive,	NYC Acquisition Fund - \$41	Below-market Debt Fund - B
		Integrate inclusive econom

\$1 SPENT:\$1-\$2 SAVED	Community Solutions - iden	Landlord engagement - It v
Estimated 50% savings gap	Michigan Part B housing pro	Housing for Seniors Guide (
Can significantly reduce he	Green and Healthy Homes	Pay for Success (PFS) with I

		Opportunity Zone Overview
Aging-in-place has various economic benefits, including a reduction in the cost of care (up to 50% savings, and social benefits.	New Hampshire has develo	Many towns do not have zo